

address before mailing, and it should be required to be sent by registered mail. Perhaps some provision might be added to provide that notice should be reasonably calculated to reach the person.

6) With regard to the posting requirements, is it necessary to have posting in every case? Where should the posting be when the leased premises is only part of the defendant's property?

7) Sec. 8-401(c) grants a right of redemption to the tenant but not to the subtenant or assignee. Some consideration should be given to the enactment of a provision permitting someone to make a payment on behalf of the tenant.

8) Sec. 8-401 is applicable in circumstances when the tenant fails "to pay rent." The statute, however, is unclear as to whether payment of rent includes payment of real estate taxes, utilities, and the tenant's obligation to repair, or whether it means "rent" as defined in the lease.

9) The provisions of §8-401(c), relating to the requirement of a bond on appeal, needs review, particularly in light of the fact that they discriminate against the indigent tenant. In addition, some consideration might be given to whether the current two day appeal period is necessary. Under §8-401(c), the tenant must appeal within two days, but there is no corresponding provision directing the appellate court to hear the case speedily.

10) Sec. 8-402(b), which provides for the notice to quit, is vague with regard to who is the defendant. Some provisions refer to the person in possession, some refer to the tenant. The discrepancies between §§ 8-401 and 8-402 with regard to the appeal provision are confusing to the Code user.

11) Under §8-402(b) (2), an appeal is taken within ten days and may be by any party, not just the tenant as in §8-401. Sec. 8-402(b) (2) also requires the appellate court to set a day for hearing the appeal not less than five nor more than 15 days after application. Some thought should be given to making the appeal procedures in each section